

# DRAFT – FOR DISCUSSION PURPOSES

## STATE DEVELOPMENT PLAN PARAMETERS

### I. Overview

#### A. *Purpose*

The purpose of the State Development Plan is “to promote the general welfare and prosperity of the people of Maryland through the coordinated economic and physical development of the State.” State Finance and Procurement Article (SF &P) §5-602.

Maryland needs the State Development Plan (SDP) because there is no single document, plan, or strategy that coordinates the various state programs, policies, and efforts relating to Sustainable and Smart Growth. A SDP will provide that overall guidance to State agency decision making. It will also give context for MDP’s (and other State agency’s) review of local government comprehensive plans and provide a point of comparison for how State and local governments envision the development, use, and protection of State resources. While the SDP is likely to influence local government actions to some degree, it will primarily focus on State efforts and issues, recognizing the link to local plans, policies, and actions.

#### B. *Role of the State Development Plan*

SDP could guide the decisions of State government in the following ways:

- State agencies will align their land use-related decisions based on the SDP;
- The Capital budget will be reviewed for consistency with the SDP;
- Operating budget decisions will link to the SDP;
- Programmatic decisions will be influenced by the SDP;
- Review of local government comprehensive plans, water and sewer plans; and annexations by MDP will be guided by the SDP.

Individually these items are important. However, taken together in a comprehensive and coordinated plan with maps, the SDP could help the State and others to be more effective with sustainable and smart growth.

SDP can be informed by local government comprehensive plans by:

- Assisting the State in determining where adequate infrastructure exists;
- Guiding the State in determining Areas of Critical State Concern (ACSC).

#### C. *Plan Status, Schedule and Public Review*

The Plan is being developed in stages:

- The General State Development Plan;

- Designation of Areas of Critical State Concern; and
- Implementation Elements.

The following is a tentative schedule for completion of the SDP:

- Proposed General State Development “Sketch” Plan (Early 2009)
- Public/Local Government review of the Sketch Plan and review of the criteria for ACSC;
- Completion of the Final General State Development Plan;
- Local Government recommendations for ACSC and designation by State;
- Development of Detailed Implementation Elements and Strategies.

Review and comment on the General State Development “Sketch” Plan by the public and local governments will occur in the following ways:

- It will be made available through the internet, public libraries, local governments and other venues designed to reach a large number of residents.
- MDP will then conduct a series of local and regional meetings across the State to hear comments and answer questions. Opportunities will be provided for written comments.
- The Final Draft General Plan will also be distributed to local governing bodies and agencies for review and comment.

## **II. History and Visions for Planning**

### *A. The History of Planning in Maryland*

### *B. The Twelve Visions for Planning in Maryland*

The Twelve Visions are the foundation of the SDP and existing Smart Growth policies and programs important measure for implementing these visions. The Twelve Visions represent express principles that will guide the SDP.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.
3. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.
4. **Community Design:** Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to

- ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.
  6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.
  7. **Housing:** A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.
  8. **Economic Development:** Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.
  9. **Environmental Protection:** Land and water resources, including the Chesapeake Bay and its coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.
  10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.
  11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.
  12. **Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

### **III. Assessment of the condition of Maryland in relation to the SDP Visions.**

The assessment of the SDP visions is a series of high-altitude or big-picture assessment “windows” each putting a spotlight on one or a few related physical, environmental, social or economic conditions that clearly reflect achievement or failure to achieve the SDP visions.

### **IV. General Implementation Strategy**

The Implementation Strategy for the SDP may consist of three parts: designation of ACSC; and reorientation and focus of State programs and procedures, which will yield implementation elements of the SDP specific to those programs, and measuring progress on implementation of the SDP.

#### *A. Designation of Areas of Critical State Concern.*

The State is required by the statute to develop criteria and procedures for designation of ACSC which will be used by State agencies to achieve the Visions. SF & P §5-611. The Secretary will consult with and consider any recommendations submitted by the affected political jurisdictions. SF & P §5-611. Each county may also recommend to the Department those areas in the county that should be designated as ACSC. SF & P §5-611.

*B. Reorientation of State Programs and Procedures*

The SDP could give guidance to State agencies with capital and non-capital programs and procedures affecting development, conservation and sustainability on how to refocus those programs to support the visions of the SDP.

*C. Measuring Progress, i.e., How Will We Know that We Achieved the SDP Visions?*

A series of measures will be used to monitor and evaluate progress toward the SDP Visions.

**V. Policy Analyses**

- A. Land Use and Growth Trends & Demographics
- B. Land, Air, Water, and Living Resources
  - Water and wastewater infrastructure;
  - Water supply;
  - Air
- C. Historical and Cultural Resources
- D. Natural Resources
- E. Agriculture
- F. Economic and Business Development
- G. Transportation (See outline prepared by MDOT)
- H. Infrastructure
  - Public School Construction
  - Public Higher Education
  - Water and Sewer Planning
- I. Budget and Fiscal Planning
- J. Housing and Community Development (See outline prepared by DHCD)

